



Create Space London

Trustee Report

For the Period Ending 31 March 2025

Registered company number: 08846726

Registered charity number: 1166043

Introduction

The Directors, henceforth referred to as Trustees, present their report and the financial statements of Create Space London (referred to as the “Charity” in the remainder of this report) for the period ended 31 March 2025. The financial statements have been prepared in accordance with the accounting policies and comply with the Charities Act 2011, the Statement of Recommended Practice: Accounting and Reporting by Charities (SORP) effective 1 January 2015 and applicable UK Accounting Standards (UK GAAP).

Trustees

The Trustees who have held office are listed in the financial statements.

Our Purposes and Activities

Create Space London works towards a quote taken from the Arts Council, which states:

“Great art and culture inspires us, brings us together and teaches us about ourselves and the world around us. In short, it makes life better.”

Our aims are:

- The provision of affordable studios, workshops, galleries and other places where art and innovation may be practised, created or exhibited;
- The provision of facilities for the education, recreation and the practice of the arts in an inclusive, inspiring, inviting community environment.
- Education (of all types and at all levels) in the fields of the visual, creative and applied arts, design and technology;

Create Space London offers long and short-term all-inclusive workspace at lower than market prices to creative and tech-based practitioners, start-ups and SMEs. Membership of Create Space London is open to all and we ensure access is affordable.

The charitable work of the Charity has both direct and indirect benefits to the general public. This type of creative engagement has a real value in terms of enriching the lives of both audience and participants. The environment is inclusive, supportive, educational and developmental, sharing machinery, equipment and resources, creating a community and forming an identity which attracts people of all ages, contributing to the quality of life of the people within the boroughs in which it sits and wider afield.

Achievements and Performance

One of the main developments this year has been in respect to the establishment of our Kensington site. During this report period, major works were undertaken, to make the built spaces fit for purpose and maximise the use of the remaining spaces through thoughtful design. We subdivided larger spaces through an array of techniques and undertook maintenance to build a more attractive space. This means that we currently have 22 studios in Kensington, with plans to build 10 more. In

terms of our other site in Hammersmith, further works were undertaken to utilise a disused communal area through the fabrication of a further studio, leaving us with 11 in Hammersmith. As an overall picture, CSL currently has 33 studios with an average occupancy rate of 91%, which is an increase of 14 studios and an 18% positive change in occupancy.

Along with this, the ground floor space, which was the most appropriate to form workshops, was divided to make specific communal workshop areas, based on the requirements of our clients and the local demographic. This placed us in a position to begin to establish similar facilities that were lost in Willesden, but designed in line with the requirements of local institutions and requested processes from clients. Further to this, is the specific facilities, such as a CNC space and an event space. Both of these will allow CSL to work in an increased technologically relevant position, and run a broader range of events and classes which can also be aligned with grants.

Also, during this period, another site in Holloway has been taken. This space has been cleared, cleaned and prepared to be CSL's third site with the capacity of 21 individual spaces. At the point of writing this report, we are getting ready to set up viewings.

Additionally, further work was undertaken to improve the running of the organisation. This was done through the appointment of new trustees and a book-keeper. Through the experience of these individuals, more formal and efficient ways of working are being established. This has allowed budgets to be formed and justified in terms of construction, phased to meet certain financial factors and decisions to be more informed and understood. Along with this, more regular meetings were undertaken, followed by more professional administration to further formalise overall management.

In terms of communication, meetings have been carried out between certain interested parties. More specifically, with two councils, Hammersmith and Fulham, and Kensington and Chelsea, along with several building owners, developers and consultants. This has started conversations to potentially gain a more permanent building situation, along with working to improve the mechanisms that underlie meanwhile space use.

Finally, when reviewing the above developments against our charitable aims, based on our research into each local area, there are no direct comparative models for us to understand our affordability. When compared to more corporate spaces, in Hammersmith and Kensington we operate at a significantly lower market rate in accordance with our charitable objectives.

In terms of the second main aim of providing facilities, we have set aside certain spaces while we review and research our clients' requirements, and research local educational institutions in order to support graduates. Our main priority, in terms of these communal work of shop facilities is to make sure they operate in a supportive, inspiring and educational manner.

With our third aim of education in mind, we have also considered this with the design of the communal spaces in Kensington. We have created a gallery/event space, and begun to understand how this can be used to teach specific creative skills with the space not requiring financial income. In terms of Hammersmith, we have had no direct educational involvement, but have allowed other individuals to run creative classes.

In conclusion, during the time period of this review, CSL has continued to maximise the use of the Hammersmith site. Kensington has been partially refurbished and clients accepted from December 2025, with work also undertaken to establish communal workshops and event spaces. Finally, studio preparation has been undertaken in Holloway to start accepting clients with the design of another teaching space.

FINANCIAL REVIEW

Result for the year

At the end time period of this report, 31 March 2025, a deficit of £13,735 (2024 - £6,567 surplus) was recorded. The deficit was due to the loss of Mill Hill and Wembley, and the costs to establish Kensington and Holloway.

Key Risks and Mitigations

As in previous years, our current premises work under a “Meanwhile Mechanism” (which is a temporary lease), which is one of the key risks at present. With our site losses over the last few years it has been realised that the number of sites needs to be increased to mitigate any loss, effectively creating a buffer for any future site loss. Along with this, by spreading into more areas of support, working with a wider demographic and establishing positive relationships with councils and property organisations, this minimises the threat caused by site closures. Besides, we are also working to establish a more permanent space through site searches and appropriate meetings.

Another risk is our financial position (a deficit of £13,735 in 2024/25). Our spending has increased to re-establish spaces after the loss of Willesden. Several years ago we lost our central site, which was established to offer affordable studios with practical facilities that were used to teach practical skills. Since then, Mill Hill, Wembley and Hammersmith were not appropriate to establish similar facilities. With Kensington, we had an increased expense on studio preparation, as this site is larger, but this scale allows us to offset the loss of income from the communal spaces. As well as this, there was increased costs for clearing the communal spaces, preparing the space and building the partitions. To mitigate this situation, we have worked to maximise the yield of spaces, made managerial systems more efficient and begun work to establish alternative financial incomes such as classes and grants.

Further to this, at the writing of this report, 80% of the spaces have been occupied, which now gives us the position to build 12 further spaces above the workshops that were not included in the original modelling and price pointing. Further to this, the development of this site will allow us to establish key relationships with stakeholders, through the charity's objectives. Along with this, the facilities and potential to offer courses/classes allows us to leverage this for grants, building a more positive creative space.

Going Concern

Create Space London

Trustees Report for the year ended 31 March 2025

CSL is currently building its resources to become more robust, allowing a better picture in which to operate in the foreseeable future. It is building its relative position, personnel structure and financial position to allow it to tolerate issues.

The Trustees have reviewed the charity's expected income and expenditure over the next twelve months and are satisfied that the accounts can be prepared on a going concern basis.

Future Plans

- Establishing the Kensington site to mitigate the loss of the Hammersmith site. More specifically, the current pending building development in Hammersmith means we need to draw more people to Kensington and continue to increase income.
- Workshop facilities are being established in Kensington, making this our central site, so that other sites require fewer facilities, which will aid management logistics. Also, by focusing on spaces closer to central London, with good property management systems will improve efficiency.
- Establish further sites, spreading our capacity across broader demographics, councils and managing agents.
- Establish better managerial and trustee systems, in which to better inform decisions developing CSL in the future.
- Expand on implementing new and varied classes and courses, with these new courses operational and fully running within the year.
- Establish an artist residency programme.
- Host regular Open Studios programmes, skills workshops and exhibitions.
- Maintain good relationships with Local Authorities, our managing agents and development agencies.
- Improve the community bonds between our members.

Reserves Policy

The Trustees are developing a reserves policy with a plan to achieve the required level of reserves.

Signed:

Create Space London

Trustees Report for the year ended 31 March 2025

Mona Shah

Chair of Trustees

31 October 2025

Create Space London

**Financial Statements
for the year ended
31 March 2025**

Registered Charity number: 1166043

Company number: 08846726

Create Space

Financial statements for the year ended 31 March 2025

CONTENTS

	Pages
Directors/Trustees	2
Independent examiner's report	3
Statement of financial activities	4
Balance sheet	5
Notes to the financial statements	6-13

Directors/Trustees*

Karen Topp (Chair to 19 September 2024)	Resigned 19 September 2024
Joana Baptista Duarte	Appointed 9 August 2024
	Resigned 27 September 2024
Kathryn Bock	Resigned 10 July 2024
Katrina Broder (Secretary to 27 September 2024)	Resigned 27 September 2024
Samuel Cotton	Appointed 15 August 2024
	Resigned 18 October 2024
Robin Moseley (Treasurer)	Resigned 1 January 2025
Lawrence Rose	Resigned 8 June 2024
Angela Turner	Appointed 31 October 2024
Mona Shah (Chair from 22 November 2024)	Appointed 22 November 2024
Gerard McKenna	Appointed 15 May 2025

**Trustees of the Charity are also known as Directors of the company.*

The accompanying Trustees' Report includes the information required for the Directors' Report required by company law.

Create Space London

Independent Examiner's Report - 31 March 2025

Report to the Trustees of Create Space London on the financial statements of the Charitable Company ("the Company") for the year ended 31 March 2025 set out on pages 4 to 13.

Responsibilities and basis of report

I report to the Charity's Trustees on my examination of the accounts of the Company for the year ended 31 March 2025.

As the Trustees of the Company (and also the directors of the Company for the purposes of company law), you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ("the 2006 Act").

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ("the 2011 Act"). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in, any material respect:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities [applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)].

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed: DA EATON
31 October 2025

David A Eaton FCA
Eaton & Co
Chartered Accountants and Consultants
The Cedars, School Lane, Great Barton, Bury St Edmunds, Suffolk IP31 2RQ

Create Space London

Statement of Financial Activities (including income and expenditure account)

For the period ended 31 March 2025

		Year ended 31 March 2025		Year ended 29 March 2024	
		Unrestricted funds	Total Funds	Unrestricted funds	Total Funds
	Note	£	£	£	£
Income from:					
Activities for generating funds	2	131,745	131,745	116,446	116,446
Interest		325	325	4	4
Total income		<u>132,070</u>	<u>132,070</u>	<u>116,450</u>	<u>116,450</u>
Expenditure on:					
Charitable activities	3	145,805	145,805	109,883	109,883
Total expenditure		<u>145,805</u>	<u>145,805</u>	<u>109,883</u>	<u>109,883</u>
Net income and net movement in funds for the year		<u>(13,735)</u>	<u>(13,735)</u>	<u>6,567</u>	<u>6,567</u>
Reconciliation of funds:					
Total funds brought forward		10,134	10,134	3,567	3,567
Total funds carried forward		<u><u>(3,601)</u></u>	<u><u>(3,601)</u></u>	<u><u>10,134</u></u>	<u><u>10,134</u></u>

All of the above results are derived from continuing activities. There were no other recognised gains or losses during the year.

Create Space London
Balance Sheet
For the period ended 31 March 2025

		31 March 2025		29 March 2024	
	Note	£	£	£	£
Fixed assets:					
Tangible assets	8		-		1,993
			<u>-</u>		<u>1,993</u>
Current assets:					
Debtors	9	1,000		1,000	
Cash at bank and in hand		37,078		23,495	
		<u>38,078</u>		<u>24,495</u>	
Liabilities:					
Creditors: amounts falling due within one year	10	41,679		16,354	
		<u></u>		<u></u>	
Net current liabilities			(3,601)		8,141
Total net liabilities			<u>(3,601)</u>		<u>10,134</u>
The funds of the charity:					
Unrestricted funds	11		(3,601)		10,134
Total charity funds			<u>(3,601)</u>		<u>10,134</u>

The Directors are satisfied that the company is entitled to exemption from the requirement to obtain an audit under section 477 of the Companies Act 2006.

The Members have not required the company to obtain an audit in accordance with section 476 of the Act.

The Directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

The accounts have been prepared and delivered in accordance with the special provisions applicable to companies subject to the small companies regime.

The accounts were approved by the Board of Trustees on 31 October 2025.

Signed: M SHAH

Mona Shah
Chair
Create Space London
31 October 2025

Signed: AC TURNER

Angela Turner
Treasurer
Create Space London
31 October 2025

Company Registered No: 08846726

1 Accounting Policies

Create Space London is a charitable company limited by guarantee and is incorporated in England and Wales. The registered office of the company is The Cedars, School Lane, Great Barton, Bury St Edmunds, Suffolk IP31 2RQ.

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

a) Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

In applying the financial reporting framework, the Trustees have made a number of subjective judgements, for example in respect of significant accounting estimates. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The nature of the estimation means the actual outcomes could differ from those estimates. Any significant estimates and judgements affecting these financial statements are detailed within the relevant accounting policy below.

The functional currency is the British Pound.

b) Public benefit entity

The charitable company meets the definition of a public benefit entity under FRS 102.

c) Going concern

The accounts have been prepared on a going concern basis.

The Trustees have drawn up forecasts which show that, at the current level of rental and membership income, they expect that the Charity will be able to meet its debts as they fall due.

These expectations are based on the assumption that the Charity will be able to continue its operations at its current two centres, both of which are subject to short-term letting arrangements.

If for any reason the current expected level of income was not available, the Charity would need to seek alternative sources of income to ensure its continuation as a going concern.

The financial statements do not include the adjustments which would result if the Charity was unable to continue as a going concern.

The Trustees do not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period.

d) Income

Income is recognised when the Charity has entitlement to the funds, any performance conditions attached to the income have been met, it is probable that the income will be received and that the amount can be measured reliably.

e) Donations of gifts, services and facilities

Donated professional services and donated facilities are recognised as income when the Charity has control over the item or received the service, any conditions associated with the donation have been met, the receipt of economic benefit from the use by the Charity of the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), volunteer time is not recognised so refer to the Trustees' annual report for more information about their contribution.

On receipt, donated gifts, professional services and donated facilities are recognised on the basis of the value of the gift to the Charity which is the amount the Charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

f) Fund accounting

Unrestricted funds are donations and other incoming resources received or generated for the charitable purposes.

There are no restricted funds in the current year or the previous period.

g) Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

i) Expenditure on charitable activities:

ii) Other expenditure: this represents those items not falling under any other heading.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

h) Allocation of support costs

Resources expended are allocated to the particular activity where the cost relates directly to that activity, for example energy costs. However, the cost of overall direction and administration of each activity, comprising the salary and overhead costs, is apportioned on the basis of an estimate of staff time, attributable to each activity.

Governance costs, one of the support costs, are the costs associated with the governance arrangements of the Charity. These costs relate to constitutional and statutory requirements and include any costs associated with the strategic management of the Charity's activities as well as professional fees such as independent examination fees.

i) Operating leases

Rental charges are charged on a straight line basis over

j) Realised gains and losses

All gains and losses are taken to the Statement of Financial Activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

k) Tangible fixed assets

Assets over £250 are capitalised at cost. Assets are reviewed for impairment if circumstances indicate their carrying value may exceed their net realisable value and value in use.

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. Depreciation rates will be determined when the first asset purchases are made.

l) Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

m) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account. They are held to meet short term cash commitments as they fall due.

n) Creditors and provisions

Creditors and provisions are recognised where the Charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

o) Financial Instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

p) Critical accounting estimates and judgements

In the application of the charitable company's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

No critical accounting estimates were made in the year to 31 March 2025 (2024 - None).

2 Activities for generating funds

	Year ended 31 March 2025		Year ended 29 March 2024	
	Unrestricted funds	Total Funds	Unrestricted funds	Total Funds
	£	£	£	£
Studio hires and ancilliary income	131,745	131,745	116,446	116,446
	<u>131,745</u>	<u>131,745</u>	<u>116,446</u>	<u>116,446</u>

3. Analysis of expenditure on charitable activities

	Year ended 31 March 2025		Year ended 29 March 2024	
	Unrestricted funds	Total Funds	Unrestricted funds	Total Funds
	£	£	£	£
Activities undertaken directly				
Staffing and subcontractors	76,006	76,006	48,843	48,843
Other direct costs	<u>59,957</u>	<u>59,957</u>	<u>49,862</u>	<u>49,862</u>
	135,963	135,963	98,705	98,705
Support costs (note 4)	<u>9,842</u>	<u>9,842</u>	<u>11,178</u>	<u>11,178</u>
	<u>145,805</u>	<u>145,805</u>	<u>109,883</u>	<u>109,883</u>

During the year the Charity had one class of activity, the hire of artisan space.

4. Analysis of support costs

	Year ended 31 March 2025		Year ended 29 March 2024	
	Unrestricted funds	Total Funds	Unrestricted funds	Total Funds
	£	£	£	£
Governance (see below for analysis)	6,000	6,000	4,000	4,000
Other	<u>3,842</u>	<u>3,842</u>	<u>7,178</u>	<u>7,178</u>
Total	<u>9,842</u>	<u>9,842</u>	<u>11,178</u>	<u>11,178</u>

Governance costs are made up of:

Accountancy and financial management	3,000	3,000	2,000	2,000
Independent examination	<u>3,000</u>	<u>3,000</u>	<u>2,000</u>	<u>2,000</u>
Legal and professional fees	-	-	-	-
	<u>6,000</u>	<u>6,000</u>	<u>4,000</u>	<u>4,000</u>

Create Space London
Notes to the Financial Statements
For the period ended 31 March 2025

	Year ended 31 March 2025	Year ended 29 March 2024
	£	£
5 Net income for the period		
This is stated after charging:		
Depreciation	1,992	3,123
Operating lease rentals:		
Property	35,444	35,090

6 Analysis of staff costs, trustee remuneration and expenses, and the cost of key

Staff costs were as follows:	£	£
Subcontractors	24,001	9,400
Salaries	51,035	40,487
Employer pension contributions	970	869
Social security costs	-	(1,913)
	<u>76,006</u>	<u>48,843</u>

The Charity had two employees in the year (2024 - Two).

Key Management Personnel is made up of two centre managers both of whom work on a partly voluntary basis. Salaries and related costs totalling £52,005 were paid to them during the year (2024 - £41,356).

The Charity's Trustees were not paid and did not receive any benefits from employment with the Charity in the year (2024 - £Nil). The Trustees did not have any reimbursement of expenses (2024 - Nil). No Charity Trustee received payment for professional or other services supplied to the Charity (2024 - £Nil).

7 Taxation

The charitable company is exempt from Corporation Tax as all its income is charitable and is applied for charitable purposes.

Create Space London
Notes to the Financial Statements
For the period ended 31 March 2025

8 Tangible Fixed Assets

	Plant and equipment	Total
	£	£
Cost		
At the start of the period	26,231	26,231
Additions during the period	-	-
Disposals in period	-	-
At the end of the period	<u>26,231</u>	<u>26,231</u>
Depreciation		
At the start of the period	24,238	24,238
Charge for the period	1,993	1,993
Eliminated on disposal	-	-
At the end of the period	<u>26,231</u>	<u>26,231</u>
Net book value		
At the end of the period	<u>-</u>	<u>-</u>
At the beginning of the period	<u>1,993</u>	<u>1,993</u>

9 Debtors

	31 March 2025	29 March 2024
	£	£
Deposits paid to landlords	1,000	1,000
Other debtors	-	-
	<u>1,000</u>	<u>1,000</u>

10 Creditors: amounts falling due within one year

	31 March 2025	29 March 2024
	£	£
Trade creditors	2,840	-
Accruals	12,538	6,000
Studio deposits	21,785	7,431
Other creditors	4,516	2,923
	<u>41,679</u>	<u>16,354</u>

11 Movements in funds

	At the start of the period £	Incoming resources £	Outgoing resources £	At the end of the period £
Current period				
Total - unrestricted funds	10,134	132,070	145,805	(3,601)
Prior Period				
Total - unrestricted funds	3,567	116,450	109,883	10,134

12 Reconciliation of net income to net cash flow from operating activities

	Year ended 31 March 2025 £	Year ended 29 March 2024 £
Net income for the reporting period	(13,735)	6,567
Depreciation charges	1,993	3,123
Disposal of fixed assets	-	-
(Increase) Decrease in debtors	-	2,915
(Decrease) Increase in creditors	25,325	(3,307)
Net cash provided by operating activities	13,583	9,298

13 Analysis of cash and cash equivalents

	31 March 2025 £	29 March 2024 £
Cash at bank and in hand	37,078	23,495
Total cash and cash equivalents	37,078	23,495

14 Capital commitments

At the balance sheet date, there were no capital commitments (2024 - £Nil).

15 Contingent assets or liabilities

At the balance sheet date, there were no contingent assets or liabilities (2024 - £Nil).

16 Legal status of the charity

The Charity is a company limited by guarantee and has no share capital. The Company is incorporated in England and Wales registration number 08846726 .The liability of each member in the event of winding up is limited to £1.

The registered office of the company is The Cedars, School Lane, Great Barton, Bury St Edmunds, Suffolk IP31 2RQ.

Create Space London

Independent Examiner's Report - 31 March 2025

Report to the Trustees of Create Space London on the financial statements of the Charitable Company ("the Company") for the year ended 31 March 2025 set out on pages 4 to 13.

Responsibilities and basis of report

I report to the Charity's Trustees on my examination of the accounts of the Company for the year ended 31 March 2025.

As the Trustees of the Company (and also the directors of the Company for the purposes of company law), you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ("the 2006 Act").

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ("the 2011 Act"). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in, any material respect:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities [applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)].

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed: DA EATON
31 October 2025

David A Eaton FCA
Eaton & Co
Chartered Accountants and Consultants
The Cedars, School Lane, Great Barton, Bury St Edmunds, Suffolk IP31 2RQ